

Charming stone house with garden in peaceful rural setting, ready to move into



## INFORMATION

Town:	Villemain
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	932 m2

## IN BRIEF

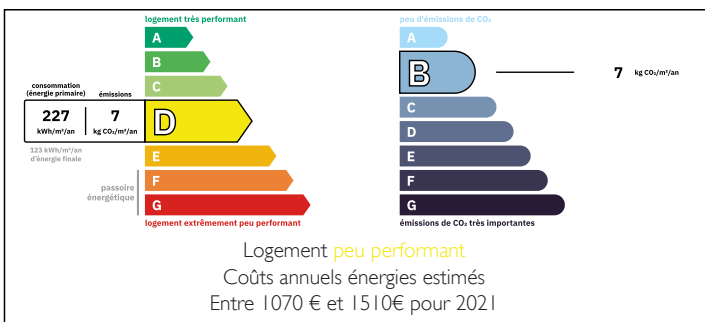
This delightful detached stone house has been nicely renovated and is easy to maintain, making it ideal as a downsizer, starter home, or holiday retreat. The ground floor features a bright and spacious living room, a fully fitted kitchen, and a separate toilet, while the first floor offers two bedrooms, an office, and a shower room.

Key updates include double-glazed windows, a new roof (2013), septic tank (2012), and modern plumbing and electrics, all installed by professional builders. Heating is provided by electric radiators and a log burner.

Outside, the property has a fenced garden of approximately 930 m<sup>2</sup>, a metallic garage, and a workshop, all easy to maintain. With its charming stone facade and peaceful rural setting, this property is perfect for anyone seeking a low-maintenance home full of character.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This charming stone house has been carefully renovated and is ready for immediate occupation. It is ideal as a downsizer, first home, or holiday retreat, combining character with practicality.

### Ground Floor

- Kitchen (12 m<sup>2</sup>): Fitted units, hot water balloon.
- Bright living room (38 m<sup>2</sup>): Semi-tiled, semi-wooden floor. Includes a cellar under the parquet.
- Separate toilet

### First Floor

- Landing
- Two bedrooms (9 m<sup>2</sup> and 12 m<sup>2</sup>)
- Office (3.4 m<sup>2</sup>) – flexible space for work or study.
- Shower room: Shower, double sink, and toilet

### Garden and Outbuildings

- Fenced garden (11930 m<sup>2</sup>) – easy to maintain.
- Metallic garage (20 m<sup>2</sup>)
- Workshop (20 m<sup>2</sup>)

### Technical Features

- Double-glazed windows
- New roof installed in 2013
- Septic tank installed in 2012
- Modern plumbing and electrics installed by professionals
- Heating: electric radiators and log burner

### Conclusion

This charming stone house combines character, comfort, and practicality in a peaceful rural setting. With easy maintenance, generous living space, and outbuildings, it is perfect for downsizers, first-time buyers, or holiday homeowners.

More photos available upon request.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **450 EUR**

Taxe habitation: **EUR**

## NOTES